



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**47 Lougheed Close
Red Deer, Alberta**

MLS # A2275803



\$449,900

Division:	Lancaster Green		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,208 sq.ft.	Age:	2004 (22 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Landsc		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Laminate Counters, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

WELCOME to this terrific family home, perfectly situated on a highly desirable close. Designed with comfort and functionality in mind, this home features oak hardwood and tile flooring throughout the kitchen, front entry, and all bathrooms. The open-concept main living area is bright and inviting, highlighted by vaulted ceilings and a cozy gas fireplace in the living room—ideal for both everyday living and entertaining. The spacious kitchen offers an abundance of cabinetry, stainless steel appliances, a breakfast bar, and built-in cabinets and drawers for a convenient office or homework space, and features direct access to the deck, perfect for summer BBQs. The adjoining dining area provides plenty of room for family gatherings with an open floor concept to the living room. The main level includes three bedrooms, including a generous primary suite with a walk-in closet and a 3-piece ensuite. A full 4-piece bathroom completes the main floor. Downstairs, the fully developed basement offers exceptional living space with two additional bedrooms, a large family/rec room ideal for a TV or theatre area, and a 4-piece bathroom. The basement is roughed in for in-floor heating and central vacuum, with laundry conveniently located in the mechanical room. Outside, enjoy the fully fenced and landscaped backyard, complete with a fire pit for relaxing evenings. The maintenance-free deck features Duradek flooring and aluminum railings, making it both durable and stylish. With five bedrooms, multiple living areas, and a fantastic location, this home offers plenty of space for a growing family!